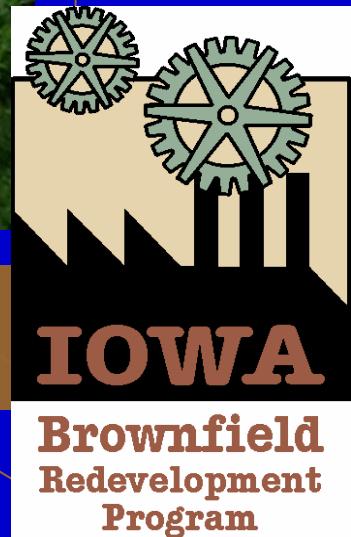


Iowa Brownfield Redevelopment Program

*Transforming Brownfields
into Fields of Opportunity*

Mel Pins

Geological Survey and
Land Quality Bureau



What is a Brownfield?..

Defined by U.S Environmental Protection Agency (EPA) as
"real property, and the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contamination."





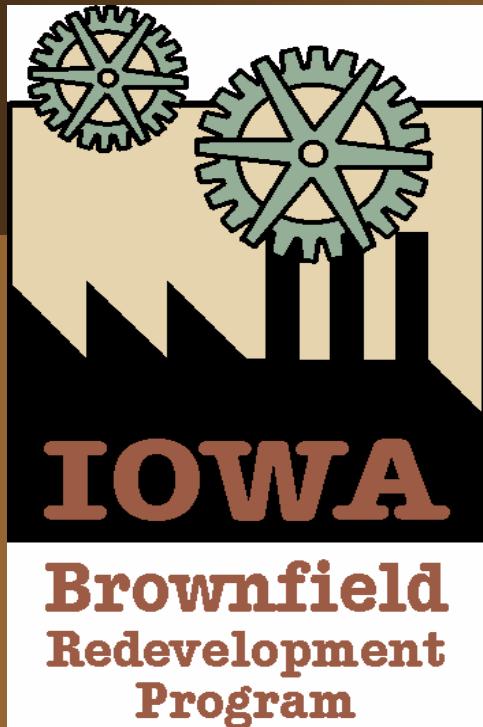
- Cooperative effort of DNR and Iowa Dept. of Economic Development

- Average of \$500,000+ per year from CERCLA §128(a)

- Focus on smaller projects and rural communities



Program Resources



- *Site Specific Assessments*
- *Revolving Loan Fund / Grants*
- *Technical Reviews*
- *Land Recycling Program*
- *Research and Resources*



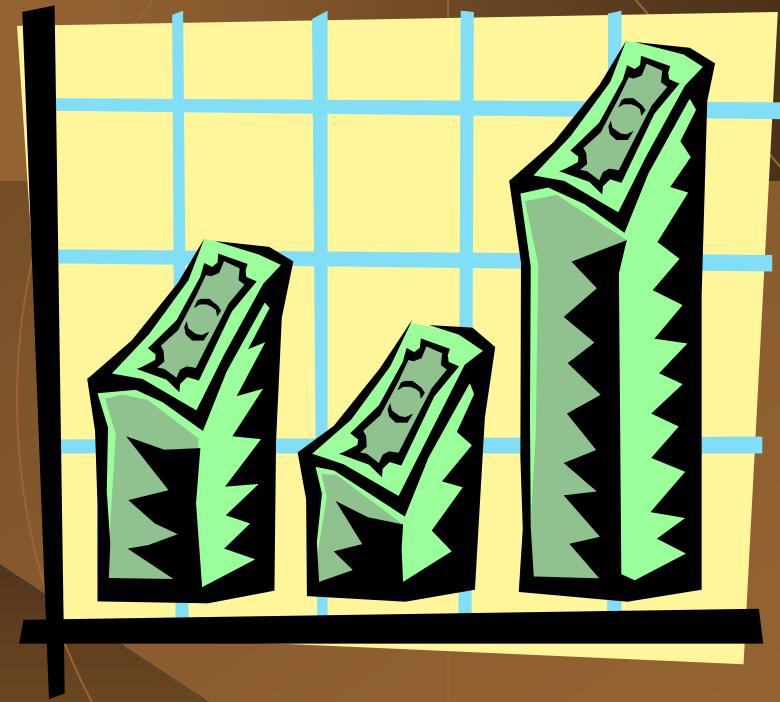
Site Specific Assessments

- DNR technical staff can conduct on-site “Phase II” investigation and sampling
- Technology of equipment allows for “real time” sample analysis
- Process increases efficiency of investigations as DNR is both consultant and reviewer



Revolving Loan Fund (RLF)

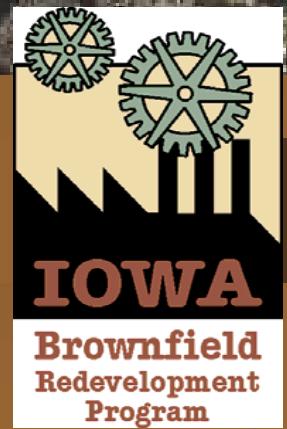
- \$250K available
- Administered through IDED
- Available for remediation/clean up
- 60% loan, 40% grant
- Flexible loan terms



“Mini” Cleanup Grants through IDNR

CERCLA § 128(a)

- Up to \$25,000 per site
- Matching grant
- Costs for cleanup/remediation
- No demolition, site restoration, construction



Site Eligibility for Financial Assistance

- ◆ Expansion, redevelopment, or reuse of a site is complicated by the presence, or potential presence of a hazardous substance, pollutant, or contaminant
- ◆ Will protect human health and the environment, and
Either promote economic development, or
Enable the creation of, or preserve, greenspace, or non-profit use
- ◆ Exclusions of site eligibility include:
NPL, CERCLA court order, Federal ownership



Land Recycling Program (LRP)

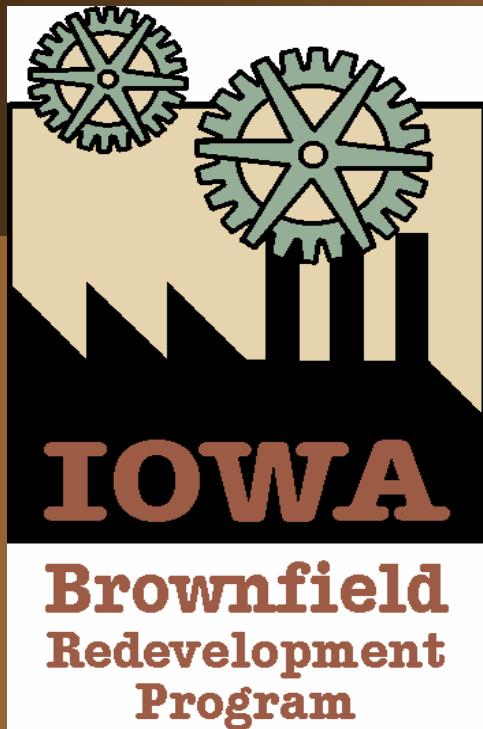
- Voluntary Program
- Property stakeholders assess site
- Completion of appropriate cleanup or “institutional controls”
- Receive certification of completion by Iowa DNR
- Provides for limited liability protection concerning the contamination
- No EPA action at site in future



Technical Reviews

- DNR technical and environmental staff available for Phase II reviews
- Can assist with “environmental anxiety” issues
- Can assist in negotiations and resource direction





For more information contact:

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Brownfield Redevelopment in Iowa

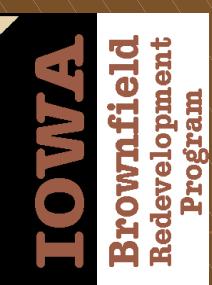
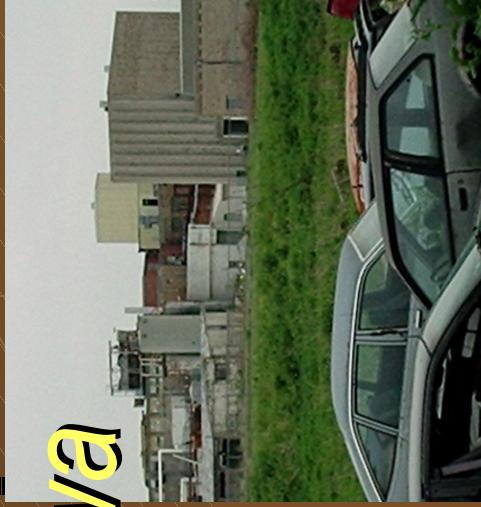
*Transforming Brownfields from
Obstacles into Opportunities*

Mel Pins

Iowa Dept. of Natural Resources

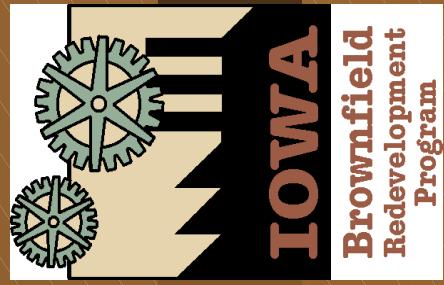
515-281-8489

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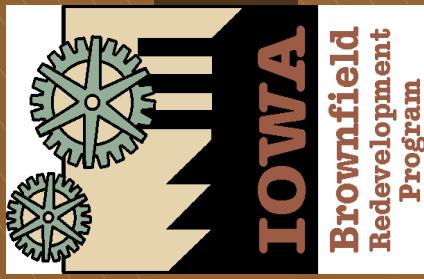
Basics of Iowa's Brownfield Program

- Federally Funded through CERCLA § 128(a) grant
- Offer Site Specific Assessments (Phase I / II for eligible sites)
- “mini” Cleanup Grants
- Revolving Loan Fund
- Voluntary Cleanup Program (Iowa Land Recycling Program)
- Technical Reviews and Assistance
- Environmental Research and Resources



Our Real Mission/Direction..

- Assist in understanding environmental impacts
- Determine appropriate cleanup or response
- Foster redevelopment and reuse of sites
- Enhance community vitality, character, and pride
- Focus on smaller cities and rural communities



How to Empower Communities to Redevelop Brownfields:

- Outreach to Break Down Government/Institutional Barriers
- Identify Key Local Leaders who can turn Vision into Action
- Help Communities see the “Forest through the Trees”
- Suggest and Stimulate Ideas for Reuse and Redevelopment



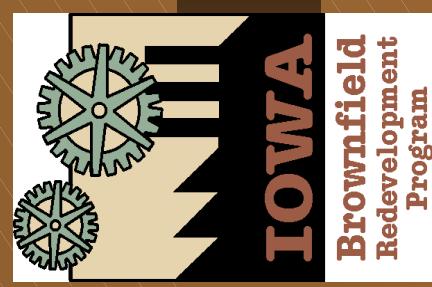
Leveraging a Brownfield Issue into A Community Betterment Project: State Brownfield Programs a Catalyst for Change

- Emmetsburg, Iowa (pop. 3900)
- Building w/ Asbestos Contamination
- County/City Hesitant to Take w/Eminent Domain
- Marketed Brownfield Program through City/County Mailing
- County Auditor's Office Call
- Met Locally w/ City/County Officials



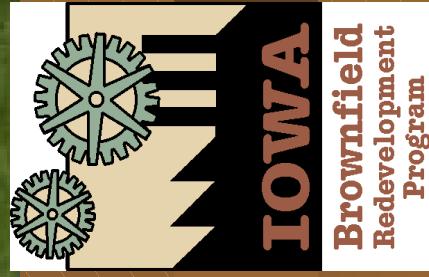
Asbestos to Action:

- Brownfield Program Could Help with Asbestos Cleanup
- Asbestos Abatement est. \$16,000
- Needed to Have a Reuse/Redevelopment Aspect
- Suggested a Public use for Site, perhaps a Monument to County Veterans
- Community Ran with Idea
- Brownfield Program Provided \$8,000 for Asbestos Abatement
- County/City Split Remaining Costs



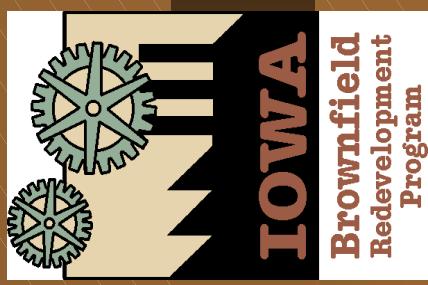
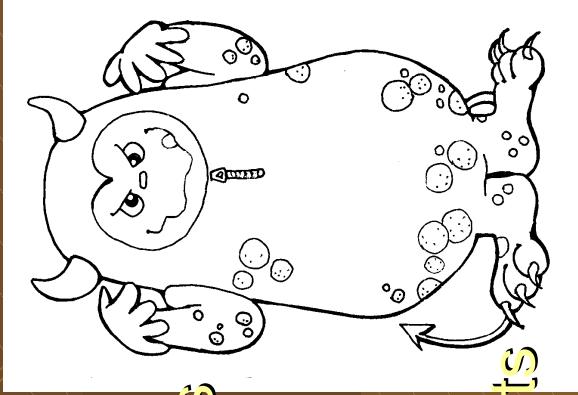
Hazardous Site.. to Site of Honor.

- Memorial Fund Established
- \$27,000 raised
- 10 months from Discussion to Dedication
- Excellent Exposure and Value for State Brownfield Program
- \$8,000 leveraged \$35,000



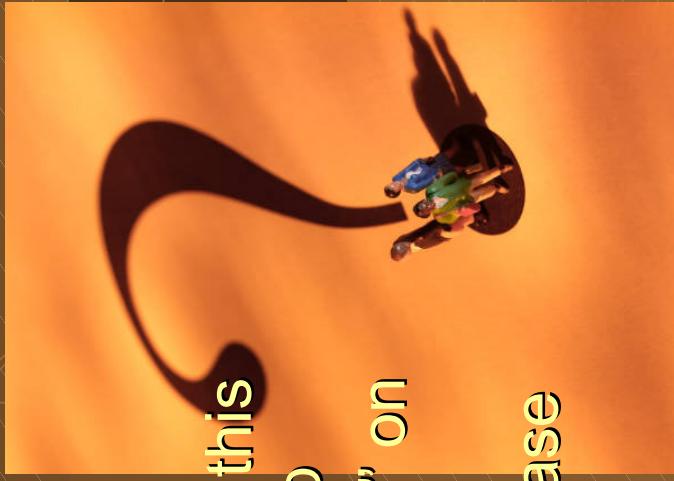
Brownfield Anxiety: “Monsters Under the Bed”

- Attorneys / Developers / Prospective Property Owners
- Banks/lenders know to ask, don't often know what to ask for
- Looking for “Guarantees” on Contamination Risks
- Seeking Absolution on Sites with basic Phase IIs audits
- Iowa will provide comment letters, but no ironclad guarantees
- “Based on the information provided, the department will not require any specific response or action at this time. This does not provide any guarantees for exposure risks or unknown site conditions based on future use or new information.”



Brownfield Anxiety: “Monsters Under the Bed”

- Only certified review is through our VCP / LRP, and this requires more extensive assessment and/or cleanup
- State (Iowa) will not provide “Something for Nothing” on audit guarantees
- Iowa does not require env testing prior to site purchase
- Reminder of CERCLA “Due Diligence” Liability Protection Clauses to Ease Concerns
- Interested parties must weigh risk and incorporate into their business model



Brownfield Redevelopment in Iowa

Transforming Brownfields from Obstacles into Opportunities

In Summary..

- ◆ *Outreach/Partner with Communities*
- ◆ *Encourage and Stimulate Reuse Ideas*
- ◆ *Focus on Issues – Diffuse Anxiety*

